

**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**July 6, 2016**  
**1:30 p.m.**  
**Room 208, City Hall**

1. **Call to order.**
2. **A public hearing to consider each of the following;**

**APPEAL #10804** - Appeal filed by Foston & Associates (c/o Kalen Hodgest) from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior alterations for a new kitchen to open restaurant and bar with offices, per plans at 4239 Lindell.

**WARD 18                      #AB-528728-16                      ZONE: "H" – Area Commercial District**  
**ZONE: "CWE-FBD" Neighborhood General Type 1 Envelope Standard**

**APPEAL #10805** - Appeal filed by Gene's Bar & Grill LLC from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a full drink bar and restaurant with rear and side patio, and front sidewalk seating at 1319 St. Louis Avenue.

**WARD 5                      #AO-524505-15                      ZONE: "D" – Multiple-Family Dwelling District**

**APPEAL #20022** - Appeal filed by Nicole Jarrett Photography LLC from the determination of the Building Commissioner in the denial of an home occupancy permit authorizing the Appellant to operate a photography studio at 3935 McCausland Ave.

**WARD 23                      #AHO-260-16                      ZONE: "A" – Single Family Dwelling District**

**APPEAL #10806** - Appeal filed by Westminster Presbyterian Church from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install one non-illuminated ground sign per plans at 5300 Delmar.

**WARD 26                      #AB-528276-16                      ZONE: "E" – Multiple-Family Dwelling District**

**APPEAL #10807** - Appeal filed by St. Louis Business Center from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install one (1) 5 foot tall illuminated ground sign, per plans at 2815 Scott Ave (aka 500 S. Ewing)

**WARD 6                      #AB-528782-16                      ZONE: "J" – Industrial District**

**APPEAL #10808** - Appeal filed by St. Michael School of Clayton from the determination of the Board of Public Service in the denial of a building permit authorizing the Appellant to do interior/exterior alterations to convert a single family dwelling into a school (zoning only) at 6250 Wydown Blvd.

**WARD 28                      #AB-527548-16/BPS#122445                      ZONE: "A" – Single Family Dwelling District**

**APPEAL #8271** – Revocation hearing for Colt Motors, from the determination of the Building Commissioner in the revocation of a use variance with conditions and an occupancy permit authorizing the Appellant to operate a used auto sales, repair, bodywork and spray painting at 3210 S. Compton. **(Revocation Hearing)**

**WARD 9                      #AO-526300-15                      ZONE: "F" – Neighborhood Commercial District**

3. **Deliberations on the above hearings**
4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on June 29, 2016.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Mary Ellen Ponder, Mayor's Office  
Michelle Petersen, Neighborhood Business Development Director  
Rebecca Wright, City Counselor's Office  
Richard Gray, Director of Public Safety  
Otis Williams, SLDC  
Dotti Pennington, NSO  
Dale Ruthsatz, SLDC  
Margaret Johnson, Multigraph  
Don Roe, PDA  
Sherran White, Building Inspection Section  
Renee Cooley, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section

Via Hard Copy only:

Court Reporter  
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230  
Mary Hart Burton, Zoning Administrator  
Rebecca Wright, City Counselor's Office  
Board Members  
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234  
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